

**STAYTON PLANNING COMMISSION
MEETING MINUTES**

Monday, April 26, 2021

On-line Meeting held over Zoom

COMMISSIONERS: Ralph Lewis, Chair
Jackie Carmichael
Dixie Ellard
Heidi Hazel (arrived late)
Richard Lewis

STAFF MEMBER: Dan Fleishman, Planning & Development Director

OTHERS PRESENT: Patrick Russell, Alyssa Russell, Ben Goodman, Sharon Goodman, Charles Weathers, Grant Beam, Geoffrey James

1. **CALL TO ORDER:** Chair Lewis called the meeting to order at 7:00.
2. **APPROVAL OF MINUTES:** Richard Lewis moved and Carmichael seconded to approve the minutes from March 29, 2021 as presented. The motion was approved 4:0.
3. **LAND USE FILE #5-03/21 –PUBLIC HEARING Petition to Vacant an Alley, Alyssa Russell**

Hazel arrived at the meeting.

Chairman Lewis opened the hearing by reading the opening statement. There were no objections to the notice of the hearing or the jurisdiction of the Planning Commission to hear the application. There were no declarations of conflict of interest or bias. Richard Lewis declared he had driven by the site.

Fleishman introduced the application as a request to vacate the alley between N Fifth Ave and N Sixth Ave, running between E Elwood St and E Robidoux St.

Alyssa Russell introduced herself and explained why they are requesting the alley be vacated.

Fleishman reviewed the staff report and draft order. Fleishman explained that the alley was dedicated in 1891 with the original subdivision plat. The City noticed that the Russells had fenced the alley and placed a shed in the alley this past December, with the acquisition of new aerial photography. There are no utilities in the alley.

Sharon Goodman, 1180 N Fifth Ave, live across the alley from the Russells, spoke in favor of vacating the alley and wanted to confirm that if the alley is vacated half the right of way will be hers.

Chairman Lewis closed the hearing at 7:20. The Planning Commission deliberated and upon a motion from Hazel with a second from Carmichael, that the Planning Commission recommend to the City Council vacate the alley and adopt the draft order with modifications to reflect the testimony at the hearing. The motion was approved unanimously

4. **LAND USE FILE #4-03/21 –PUBLIC HEARING Application for Site Plan Review, ORREO, LLC, 14256 E Santiam St**

Chairman Lewis opened the hearing at 7:23 by reading the opening statement. There were no objections to the notice of the hearing or the jurisdiction of the Planning Commission to hear the application. There were no declarations of conflict of interest or bias. Richard Lewis declared he had driven by site and noticed that there was no sign posted. Fleishman explained that the sign had been

posted by the applicant, the applicant provided a certification of posting and a photo showing the sign had been posted on April 9. Apparently the sign had fallen over.

Fleishman introduced the case, reviewing the history of the property.

Charles Weathers introduced himself as the applicant, and handed the floor to Geoffrey James, his architect. James reviewed the site plan and proposal. James indicated that the applicant was in agreement with the proposed conditions of approval by staff. James noted that complying with the conditions of approval regarding the stormwater management will likely result in moving one of the duplex buildings to the location of the open space.

Fleishman reviewed the staff report and draft order, indicating the conditions of approval to bring the application into compliance with the Code requirements. Fleishman suggested, that if the Planning Commission is to approve the application, that the motion include a provision that would allow site modifications discussed without the need for the applicant to return to the Planning Commission.

Ellard noted that the Wolf Ridge apartments next door has stormwater problems with standing water and asked if this property might have similar problems. Fleishman responded that the City is currently conducting better reviews of site engineering.

There was no testimony from anyone else.

James indicated that there are no objections to the conditions of approval and they need the flexibility to design the stormwater system.

Fleishman reminded the Commission that the motion should allow modifications without the necessity to return to the Commission and reviewed the options available to the Commission.

Chair Lewis brought up Richard Lewis' issue with the sign. Richard Lewis thought the lack of a sign was enough of an issue to continue the hearing. Hazel doubted that there would be any other participation if the sign had been up, but was concerned with the lack of notice. Chairman Lewis said he thought the people who needed to know were notified by mail. Ellard said the project should get going because we need the housing. Carmichael suggested closing the hearing and reaching a decision

Chairman Lewis closed the hearing at 8:09. The Planning Commission deliberated and upon a motion from Hazel with a second from Ellard, that the Planning Commission approve the application and adopt the draft order as presented and specifically allow the modification of the site plan to accommodate the stormwater without the need to return . The motion was approved 4:1 with Richard Lewis opposed.

5. **OTHER BUSINESS** – Chairman Lewis noted that the School District had removed all of the trees from their lot on N Evergreen Ave and wondered if they had in mind more than two houses. Fleishman explained there only two lots.
6. **ADJOURN:** Chair Lewis adjourned the meeting at 8:15.